

EXHIBIT "A-1"

All that real property situated within the Incorporated Area of the City of Nevada City, County of Nevada, State of California, described as follows:

PARCEL 1:

That certain parcel of land in the South Half of Section 13, T16N, R8E, M.D.B. & M., conveyed by Document recorded July 21, 1950 in Book 153 at Page 276, Official Records of Nevada County, being more particularly described as follows:

Commencing at a point on the Southwesterly line from which the South quarter corner of said Section 13 bears S01°10'00"E 1995.68 feet and a 2 inch pipe marking the corner No. 8 of the Live Yankee Quartz Claim, Lot 90, bears S36°48'00"E 31.83 feet; THENCE from said point of commencement N01°10'00"W 65.55 feet; thence N15°02'00"E 135.65 feet; thence N61°25'00"W 74.45 feet to a ½ inch pipe on the East right-of-way of the State Highway; thence N36°48'00"E 13.00 feet; thence N32°30'00"E 154.81 feet; thence S64°00'00"E 278.10; thence S05°25'00"E 231.11 feet; thence S86°21'00"W 331.90 feet to the point of commencement.

EXCEPTION 1:

EXCEPTING THEREFROM that portion of said parcel of land conveyed by Document recorded February 11, 1955, Vol. 206, Page 236, Official Records of Nevada County, being more particularly described as follows:

BEGINNING at a point from which the quarter corner common to Sections 13 and 24, said township and range, bears S13°54'05"W 1,890.48 feet, said point also being distant 85.00 feet Westerly measured at right angles from Engineer's Station "B1" 490+25.00 POT of the base line of the Department of Public Works' 1952 Survey between ¾ mile South of Grass Valley to ½ mile North of Nevada City, Road III-Nev-17,15-B, GVy, NevC, C; THENCE from said point of beginning N50°29'30"W 50.00 feet; thence S52°15'W 152.95 feet; thence S80°45'W 41.52 feet; thence from a tangent that bears N50°29'30"W along a curve to the right with a radius of 450 feet, a central angle of 30°24'40", a distance of 238.85 feet (the chord of which curve bears N35°17'10"W 236.05 feet); thence N20°04'50"W 301.51 feet; thence N04°41'21"W 103.49 feet more or less to point in the Easterly right of way line of the existing State Highway.

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EXCEPTION 2:

ALSO EXCEPTING THEREFROM that portion of said parcel of land conveyed by Unrecorded Document dated December 7, 1964, lying Northwesterly from the line described as follows:

BEGINNING at a point from which the East quarter corner of said Section 13 bears N86°48'45"E 2.333.45 feet, said point also being distant 690.92 feet Northwesterly, measured radially from the base line at Engineer's Station "B3" 495+18.55 of the Department of Public Works' 1952 Survey between ¾ mile South of Grass Valley and ½ mile North of Nevada City, Road III-Nev-17-B; THENCE from said point of beginning S71°28'12"W 318.67 feet; thence S42°31'20"W 125.29 feet to the Southeasterly right of way line of the existing State Highway.

EXCEPTION 3:

ALSO EXCEPTING THEREFROM that portion of said parcel of land conveyed by Document recorded May 20, 1996, Document No. 96013532, Official Records of Nevada County, being more particularly described as follows:

Commencing at the most Northerly corner of the herein described area from which the South quarter corner of said Section 13 bears the following three (3) successive courses: N61°25'00"W 57.80 feet; S15°02'00"W 135.65 feet; and S01°10'00"E 2,061.23 feet; thence from said point of commencement along the Northeasterly line of the herein described area S44°08'00"E 214.52 feet to the Southeast corner; thence along the Southerly line S86°21'00"W 90.94 feet to the Southwest corner; thence along the Westerly line N20°08'56"W 170.17 feet to the point of commencement.

PARCEL 2:

That certain parcel of land in the South Half of Section 13, T16N, R8E, M.D.B. & M., conveyed by Document recorded May 20, 1996, Document No. 96013531, Official Records of Nevada County, being more particularly described as follows:

Commencing at a point on the Southwesterly line from which the South quarter corner of said Section 13 bears the following two (2) successive courses: S15°02'00"W 135.65 feet; and S01°10'00"E 2,061.23 feet; THENCE from said point of commencement N61°25'00"W 74.45 feet to the most Westerly corner being situate on the Easterly right-of-way line of the Nevada City Highway; thence along said right-of-way line the following two (2) courses; N36°48'00"E 13.00 feet; thence N42°27'14"E 108.44 feet to the most Northerly corner of the herein described area; thence along the Easterly lines, being common to the Westerly lines of land of the State of California, the following two (2)

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courses: S04°45'27"E 75.14 feet; thence S20°08'56"E 83.95 feet to the most Southerly corner; thence N61°25'00"W 57.80 feet to the point of commencement.

EXCEPTING THEREFROM an easement 30 feet in width for ingress, egress, and utility purposes, together with the right to construct and maintain a roadway, the boundary of which being more particularly described as follows:

Commencing at the most Westerly corner of the above described area; thence N36°48'00"E 13.00 feet; thence N42°27'14"E 17.65 feet to the most Northerly corner of the herein described easement; thence S61°25'00"E 91.98 feet; thence S20°08'56"E 45.48 feet to the most Southerly corner of the herein described easement; thence N61°25'00"W 132.25 feet to the point of commencement.

ALSO EXCEPTING THEREFROM an easement 30 feet in width for ingress and egress, over said parcel of land conveyed by Document recorded _____, Document No. _____ the boundary of which being more particularly described as follows:

Commencing at the most Westerly corner of the above described area; thence N36°48'00"E 13.00 feet; thence N42°27'14"E 17.65 feet to the most Northerly corner of the herein described easement; thence S61°25'00"E 91.98 feet; thence S20°08'56"E 45.48 feet to the most Southerly corner of the herein described easement; thence N61°25'00"W 132.25 feet to the point of commencement.

ALSO EXCEPTING THEREFROM all minerals below a depth of fifty (50) feet from the surface.

